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**City Council**

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**Motion without Notice**

MM42.7	ACTION			Ward: 28
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**Hockey Hall of Fame – Council Approval to Renew Lease - by Councillor Holyday, seconded by Councillor Ford**

*\* This Motion has been deemed urgent by the Chair.  
Council has added this Motion to the agenda for debate.*

**Recommendations**

Councillor Holyday, seconded by Councillor Ford recommends that:

1. City Council approve the renewal of the Hockey Hall of Fame and Museum lease at Brookfield Place for a renewal term of twenty years from January 1, 2013 until December 31, 2032 on the same terms and conditions as the existing lease save and except for the term.
2. City staff be authorized and directed to take the necessary steps to give effect thereto.

**Summary**

A requirement in the City's agreement with the developer under Section 36 (now Section 37) of the Planning Act for the development of BCE Place (now Brookfield Place) requires the developer to lease certain historic premises within the development to a non-profit organization for publicly accessible cultural or institutional uses, in order to showcase the interior of the Bank of Montreal building. In compliance with this requirement and with the City's consent, the premises were leased to the Hockey Hall of Fame and Museum ("HHOF"), for an initial term of 20 years, with 4 further options to renew, for up to a total of 99 years. Both the Section 36 Agreement and the Lease require City Council approval of any renewal of the Lease, to ensure that the City's goal of public accessibility to, and showcasing of, the historic interior of the Bank of Montreal building continue to be met.

The HHOF recently approached the City Solicitor requesting approval for the renewal of its Lease at Brookfield Place. Although the initial term does not expire until December 31, 2012, the HHOF is in negotiations with its landlord to expand its museum space and take over additional premises in Brookfield Place to accommodate the expansion. The HHOF wants to finalize the renewal of the Lease for the first 20-year renewal term as part of its negotiations with the landlord for additional premises. HHOF expects to complete those negotiations by the end of this year, and requires City Council approval of the renewal before the deal can be finalized. The Chief Planner has confirmed that the present Lease fulfils the City's objectives and approval for the renewal is appropriate, and the landlord has confirmed that the Lease is in good standing.

(Submitted to City Council on November 30 and December 1, 2009 as MM42.7)